



CONNECTICUT ASSOCIATION OF
REALTORS[®] INC.

Statement on

**H.B. 5058: An Act Repealing the Affordable Housing Land Use Appeals Process
and on Various Bills Revising Section 8-30g including**

**S.B. 443, H.B. 5058, H.B. 5059, H.B. 5060, H.B. 5061, H.B. 5063, H.B. 5067, H.B. 5155, H.B. 5220, H.B.
5314, H.B. 5135, H.B. 5428, H.B. 5429, H.B. 5430, H.B. 5501, H.B. 5620, H.B. 5624, H.B. 5625, H.B.
5626, H.B. 6115, H.B. 6116, H.B. 6117, H.B. 6118, H.B. 6119, H.B. 6120, H.B. 6121, H.B. 6122, H.B.
6123, H.B. 6124, H.B. 6293**

OPPOSE

Statement submitted to the Housing Committee
February 14, 2012

By Christine Edwards

Good morning. My name is Christine Edwards and I am speaking today on behalf of the Connecticut Association of REALTORS[®]. The Association has long been committed to initiatives that would expand access to housing. We are a professional trade organization with over 15,000 members including both residential and commercial practitioners.

The Connecticut Association of REALTORS[®] opposes any bill (s) that would become an impediment to housing, including those that would repeal or revise for the purposes of restricting the housing opportunities provided in the Affordable Housing Land Use Appeals process. Any revision to the affordable housing appeals statute, including enforcement of affordable housing restrictions, needs to be carefully evaluated for its effects on the statute's goal of encouraging towns that do not meet even a minimum affordable, workforce housing requirement to allow such housing within their borders.

CAR was one of the original supporters of the Affordable Housing Land Use Appeals Act (8-30g of CT General Statutes), which is available in towns where the state has determined there is a scarcity of work force housing.

Housing directly impacts our economy. The National Association of REALTORS[®] reports that for every two

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The Voice for Real Estate[™] in Connecticut

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homes sold a job is created and that every home purchase pumps up to \$60,000 in the economy over time for furniture, home improvements and related costs. Housing accounts for more than 15% of the Gross Domestic Product making it a key driver to the economy, both in Connecticut and Nationwide.

Connecticut is a diverse state and the housing options available should continue to reflect that. Every citizen of Connecticut should have the opportunity to live in a home and community that is affordable to them. The Affordable Housing Appeals act supports the production of work force housing and ensures continued growth in the housing arena. It is an excellent remedy created by Connecticut legislators to deal with unreasonably restrictive land use practices. It was approved in 1989 with the backing of major business, real estate, and housing advocacy groups, including REALTORS®.

Our livelihoods are inextricably woven into the vitality of the real estate market. We need to find ways to continue the momentum of the housing market recovery not create further barriers to homeownership.

Thank you for your consideration. Are there any questions?



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